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To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MRS Julie Samus
- 2 Ingleside RD
Ingleside NSW 2101
[REDACTED]

RE: PEX2025/0001 - 13 Wilga Street INGLESIDE NSW 2101

Subject: Objection to Development Plan RE: PEX2025/0001 - 13 Wilga Street, INGLESIDE NSW 2101

Dear Sir/Madam,

I am writing to formally oppose the proposed rezoning and development at the Wilga Wilson precinct, referenced as PEX2025/0001, located at 13 Wilga Street, Ingleside. As a resident and member of the Garigal Deep Creek Residents Association, I am deeply concerned about the significant safety, environmental, and community impacts that this development would entail without adequate planning or mitigation measures.

Bushfire Safety and Evacuation Risks

The existing residents are located within a designated bushfire area with a high risk of fire. The proposed construction of 536 residences and the addition of over 1,000 vehicles would increase the risk of loss of life during a bushfire emergency. Previous coroners' reports have highlighted the dangers posed by the current evacuation routes, particularly the limited egress from Wilga Street and Powderworks Road, which are inadequate for a large-scale evacuation during a catastrophic event. The current proposal fails to address critical bushfire safety concerns and overlooks the need for robust evacuation infrastructure.

Inadequate Road Infrastructure

The plan's suggestion to add a roundabout at Powderworks Road and Wilga Street will not resolve existing congestion issues or improve emergency egress. Both roads are already under stress, and the anticipated increase in traffic will only exacerbate congestion during emergencies. The primary evacuation route remains limited, and the risk of severe traffic bottlenecks during a bushfire emergency poses an unacceptable danger to residents' safety.

Inappropriate Building Scale and Density

The proposed development's scale and density are incompatible with the character of Elanora Heights. The neighbourhood is predominantly low-density, comprising single-storey homes and some two-storey dwellings, with only a few taller structures near the village centre supported by public transport. A six-storey apartment complex would be entirely out of character and visually intrusive, significantly impacting the scenic landscape and the local community's visual amenity. Such high-density buildings are better suited to major transport hubs, rather than suburban residential areas designed for low-density living.

Environmental and Community Preservation

This development threatens the environmental integrity of the area, risking harm to native flora and fauna, and eroding the natural landscape that residents cherish. It also undermines the community's wish to preserve the suburb's charm and character, which have been cultivated over many years. The proposal does not adequately consider the long-term environmental impacts or community concerns.

Conclusion

Given the serious safety risks, inadequate infrastructure, inappropriate building scale, and potential environmental damage, I strongly oppose this rezoning and development proposal. Before any further consideration or approval, I urge the relevant authorities to thoroughly reassess the plan, prioritising residents' safety, environmental sustainability, and the preservation of Elanora Heights' character.

Thank you for your attention to these concerns. I trust that the planning process will take into account the critical issues raised and will act in the best interests of the current residents and the broader community.

Regards Steve and Julie Samus